



SAVOY STEWART
COMMERCIAL PROPERTY

RETAIL
TO LET

1033 FINCHLEY ROAD

Temple Fortune, NW11 7ES

RETAIL TO LET



KEY POINTS

- Corner Unit
- High Footfall
- Use Class E
- Rent £25,000 pa

TENURE	TO LET
SIZE	636 SQ FT
RENT	£25,000 PER ANNUM
EPC	C (69)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located opposite Clifton Gardens, on the western side of the busy Finchley Road which runs along Golders Green and Temple Fortune. Being at the heart of these affluent areas, it offers an ideal opportunity for a commercial and business use within Use Class E.

ADDITIONAL INFORMATION

The property comprises a fully glazed shop with the following benefits, approximate dimensions and net internal areas:

Internal Width 18'2" 5.5m
Internal Depth 37'6" 11.4m
Return Frontage 23'2" 7.1m
Total Retail Area 616 sq ft 67.2 sq m
Kitchen & WC 50 sq ft 4.7 sq m

VIEWINGS

Strictly by appointment through sole agents, Savoy Stewart.

TENURE

A new full repairing and insuring lease outside the Landlord & Tenant Act 1954, subject to periodic rent reviews, on terms to be agreed.

RATES

Interested parties are encouraged to make their own enquiries with London Borough of Barnet. We are verbally informed by the local Rating Authority that the premises are assessed for rates as follows:

Rateable value: £18,250

Approx. Rates payable: £9,344.00

LEGAL COSTS

Each side to be responsible for their own legal costs in this transaction.

RENT

£25,000 per annum

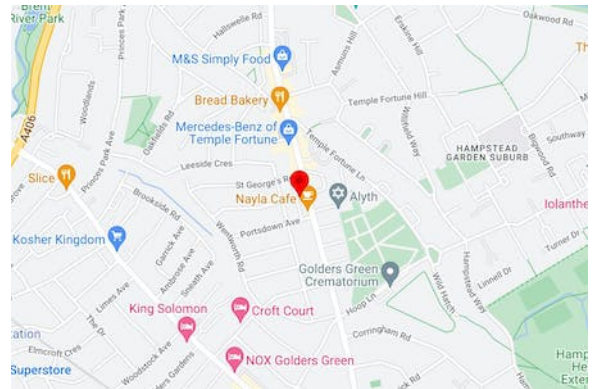
BUSINESS RATES

Rates Payable: £9,344 per annum

(based upon Rateable Value: £18,250 and UBR: England Standard 51.2p)

SERVICE CHARGE

TBC



VIEWING & FURTHER INFORMATION



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or visit savoystewart.co.uk